



CRITICAL AREAS DETERMINATION FOR

D.R. Horton – Maclean

Tax Parcel No. 222406-9039

Acre Project #21010

Prepared by:

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SITE DESCRIPTION

On March 12, 2021 *Acre Environmental Consulting, LLC* visited the approximate 5.30-acre site located at 4929 Issaquah-Pine Lake Road in the City of Issaquah, Washington. The site is further located as a portion of Section 22, Township 24N, Range 6E, W.M. The parcel number for this property is 222406-9039. The purpose of this site visit was to locate regulated critical areas on and adjacent to the subject site. The site is bordered on three sides by roads with a church to the south. The adjacent roads include Issaquah-Pine Lake Road located along the eastern border of the site, SE 48th Street to the north, and 236th Avenue SE to the west. Single-family residential development is located to the north and west of SE 48th Street and 236th Avenue SE. There are no wetlands or streams located on or adjacent to the subject site.

It appears that there is a large wetland located some distance east of Issaquah-Pine Lake Road. Because this off-site wetland is separated from the subject site by Issaquah-Pine Lake Road, this feature was not located or rated. Due to the location of Issaquah-Pine Lake Road and its associated right-of-way, no portion of the subject site is “adjacent to and a part of the wetland system” and therefore, no part of the subject property meets the City definition of critical area buffer as defined in IMC 18.10.390.

Access to this site is from the east via Issaquah-Pine Lake Road located along the eastern border of the property. This site contains one single-family home with associated infrastructure, including a barn and a tennis court in the southeastern corner. The remainder of the property is comprised of maintained pasture with a general north aspect. Typical vegetation in the pasture is represented by colonial bentgrass (*Agrostis capillaris*, Fac), tall fescue (*Schedonorus arundinaceus*, Fac), spear moss (*Calliergonella cuspidate*, Upl), oxeye daisy (*Leucanthemum vulgare*, FacU), English plantain (*Plantago lanceolata*, FacU), and curly dock (*Rumex crispus*, Fac). Typical soils across the site have a Munsell color of dark brown (10YR 3/3), with a texture of gravelly sandy loam from 0 to 18 inches below the surface. Soils were moist throughout the profile during our March 12, 2021 site visit. At the northern and eastern borders of the property, steep slopes grade to SE 48th Street and Issaquah-Pine Lake Road respectively.

In the northern portion of the property is a man-made pond enclosed by a chain link fence. The banks of this pond have uniform slopes at an approximate 2:1 grade. Vegetation around the fringe of this pond is represented by sapling black cottonwood (*Populus balsamifera*, Fac), Himalayan blackberry (*Rubus armeniacus*, Fac), colonial bentgrass (*Agrostis capillaris*, Fac), Common St. John’s-wort (*Hypericum perforatum*, FacU), spear moss (*Calliergonella cuspidate*, Upl), and reed canarygrass (*Phalaris arundinacea*, FacW). Soils adjacent to the pond have a Munsell color of yellowish brown (10YR 5/6), with a texture of loamy sand from 0 to 18 inches below the surface. Soils were moist throughout the profile during our March 12, 2021 site visit. Based on lidar topography from King County iMap, it appears that the bottom elevation of the pond is between ten and fifteen feet above the level of SE 48th Street located just to the north.



Picture 1: Panorama of the pond looking southeast, Note the pump house on the right hand side of the picture.

Per conversations with the property owner, this pond was constructed as a stock pond to provide waster for livestock. To retain water in this elevated feature, the pond was lined with bentonite clay or a similar pond liner material. Hydrology to this pond is provided by a rainwater catchment system installed on the metal roof of the barn. This roof runoff is collected and piped directly to the pond.



Looking northwest at the barn used for rainwater catchment.



Looking at the rainwater catchment system and the pipe that drains to the pond (NW corner of the barn)

Based on the above, it appears that the subject pond was constructed as a farm pond from a non-wetland area and does not meet the definition of a wetland or stream as defined in IMC 18.10.390. Therefore, this pond is not a regulated feature. As a result, there are no wetlands or streams located within on the subject site and no associated buffers extend to the subject site from off-site features.

The methods used for assessing the project area for wetlands and streams are consistent with current Federal, State, and City of Issaquah requirements. *Acre Environmental Consulting, LLC* used the routine methodologies described in the U.S. Army Corps of Engineers Wetland Delineation Manual produced in 1987 and the U.S. Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region produced in May 2010.

TERMS & CONDITIONS

The environmental consulting work conducted, including this Critical Areas Determination letter (collectively the "Services") is supplied to D.R. Horton (the "Client") as a means of determining whether any wetlands, streams, and/or fish and wildlife habitats regulated by the City of Issaquah Critical Areas Regulations exist on, or adjacent to the site. The Services are provided in accordance with the following General Terms and Conditions (the "Terms"). In accepting the Services provided by *Acre Environmental Consulting, LLC* ("Acre"), the Client voluntarily enters into and agrees to the binding effect of the following Terms. This report is intended to provide information deemed relevant in the Client's attempt to comply with the regulations currently in effect. The work for this report has conformed to the standard of care employed by professional ecologists in the Pacific Northwest. All other representations or warranties, whether express or implied, are hereby disclaimed concerning the work or this report. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions. If such conditions exist or arise, the information contained in this report may be rendered inaccurate or incomplete based upon those conditions. Acre acts solely as an independent contractor in providing the Services to the Client, and nothing in the provision of such Services shall be construed as creating an agency, partnership, joint venture or other similar legal relationship between Acre and the Client. Please note that Acre did not provide detailed analyses of other permitting requirements not discussed in this report (i.e., structural, drainage, geotechnical, or engineering requirements). The laws applicable to Critical Areas are subject to varying interpretations. If there are any questions regarding this report, please contact me at 206.450.7746.

Acre Environmental Consulting, LLC.



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